053.0	0001	0003.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	1,009,300 /	1,009,300
USE VALUE:	1,009,300 /	1,009,300
ASSESSED:	1,009,300 /	1,009,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
8	-10	SCHOULER CT, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ALDRICH MICHAEL E & LAURA D
Owner 2:	
Owner 3:	
Street 1:	214 WASHINGTON STREET
Street 2:	
Twn/City:	WINCHESTER
St/Prov:	MA Cntry: Own Occ: N
Postal:	01890 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 7,593 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1800, having primarily Aluminum Exterior and 2664 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 1 HalfBath, 12 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	7593.000	550,500	5,300	453,500	1,009,300
Total Card	0.174	550,500	5,300	453,500	1,009,300
Total Parcel	0.174	550,500	5,300	453,500	1,009,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 378.87 | /Parcel: 378.8

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	36008
GIS Ref	
GIS Ref	
Insp Date	10/02/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 053.0-0001-0003.0

!4364!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	550,400	5300	7,593.	453,500	1,009,200	1,009,200	Year End Roll	12/18/2019
2019	104	FV	425,900	5300	7,593.	453,500	884,700	884,700	Year End Roll	1/3/2019
2018	104	FV	425,900	5300	7,593.	304,500	735,700	735,700	Year End Roll	12/20/2017
2017	104	FV	399,300	5300	7,593.	291,500	696,100	696,100	Year End Roll	1/3/2017
2016	104	FV	399,300	5300	7,593.	265,600	670,200	670,200	Year End	1/4/2016
2015	104	FV	332,800	5300	7,593.	213,800	551,900	551,900	Year End Roll	12/11/2014
2014	104	FV	332,800	5300	7,593.	191,100	529,200	529,200	Year End Roll	12/16/2013
2013	104	FV	346,100	5300	7,593.	181,400	532,800	532,800		12/13/2012

PRINT

Date	Time
12/10/20	19:23:27

LAST REV

Date	Time
10/03/19	17:29:49

mmcmakin

USER DEFINED

Prior Id # 1:	36008
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 4364

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FORREST ELAINE	27349-123		6/2/1997		269,500	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/26/2010	885	Re-Roof	6,000					
12/8/2006	1064	New Wind	5,000					
2/1/2001	113	New Wind	2,066	C				
5/7/1997	226	Manual	12,000					REP ROOF/CHIMNEY

ACTIVITY INFORMATION

Date	Result	By	Name
10/2/2018	MEAS&NOTICE	PH	Patrick H
5/27/2009	Measured	189	PATRIOT
7/7/2000	Measured	264	PATRIOT
11/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		7593		Sq. Ft.	Site		0	70.	0.85	11									453,452						453,500	

Total AC/HA:	0.17431	Total SF/SM:	7593	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	Total:	453,452	Spl Credit		Total:	453,500

EXTERIOR INFORMATION

Type:	12 - Multi-Conver		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:	8 - Brick Veneer	40	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1800	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	160.00
Size Adj.:	1.04414415
Const Adj.:	1.01189888
Adj $ / SQ:	169.051
Other Features:	126500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	676278
Depreciation:	125788
Depreciated Total:	550491

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	12	BRs:	4	Baths:	2	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	6	2	
Totals			
2	12	4	

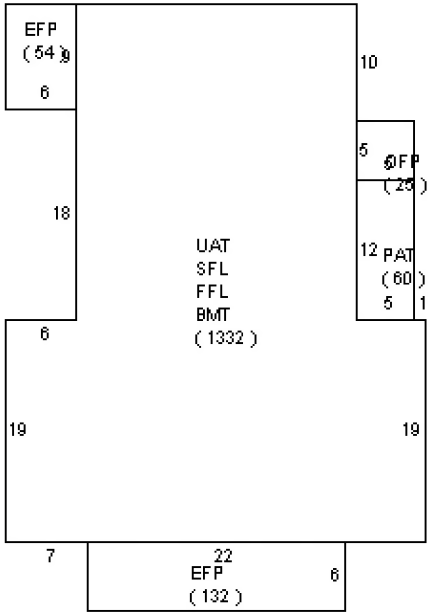
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	169.05
Special Features:	0	Val/Su Net:	119.67
Final Total:	550500	Val/Su SzAd	206.64

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,332	50.720	67,553
FFL	First Floor	1,332	169.050	225,176
SFL	Second Floor	1,332	169.050	225,176
UAT	Upper Attic	333	67.620	22,518
EFP	Enclos Porch	186	42.360	7,879
PAT	Patio	60	6.070	364
OFP	Open Porch	25	44.520	1,113

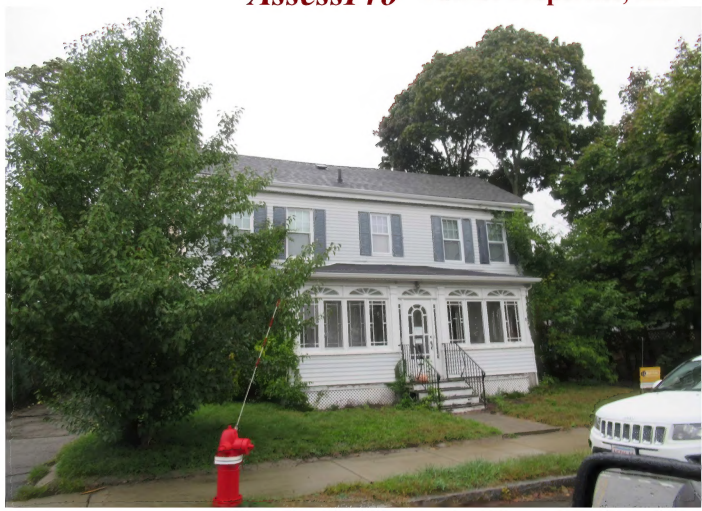
Net Sketched Area:	4,600			Total:	549,779
Size Ad	2664	Gross Are	5599	FinArea	2664

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 053.0-0001-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	21X20	A	AV	1920	20.95	T	40	104			5,300			5,300

More:	N	Total Yard Items:	5,300	Total Special Featues:	
				Total:	5,300